

**County of Loudoun**  
**Department of Planning and Zoning**  
**MEMORANDUM**

**DATE:** February 8, 2016

**TO:** File  
Land Use Review

**FROM:** Kelly Williams, Planner III  
Community Planning

**SUBJECT: ZCPA 2015-0010 Broadlands Section 204, 206, and 208**  
**SPEX 2015-0014 Broadlands Section 206 - Gas Pumps**  
**Second Referral**

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**EXECUTIVE SUMMARY**

The applicant has responded to Community Planning's first referral comments dated July 10, 2015. Several changes have been made to the application and additional information submitted to address the issues related to the mix of uses, the design of the gas pumps and kiosk, and safe pedestrian and vehicle circulation measures. The application has been also been revised to add 45 new age-restricted units to Section 208, rather than redistributing them from Section 94 as proposed in the first submittal.

The proposed Zoning Concept Plan Amendment (ZCPA) and the Special Exception (SPEX) application are in conformance with the Plan and the County's vision for Residential and Business Community development within the Suburban Policy Area. With commitments made to the provision of on-site amenities for the proposed age-restricted units, and to the design of the gas pumps and kiosk, including safe pedestrian and vehicle circulation measures, Community Planning Staff can support the approval of the application.

**ANALYSIS**

**Section 208**

In the first submittal, the applicant proposed to relocate 45 of the 123 age-restricted housing units approved in Section 94 to Section 208, however the current submittal proposed to create 45 new units in in Section 208. The proffers commit to maintaining the overall density and unit type within Broadland South which is consistent with Plan policy.

In the first referral, Community Planning Staff requested additional information regarding the civic component within Broadlands South. The applicant provided supporting documentation outlining the location of all daycare and church uses in the development, as well as, the surrounding community. It appears that the community is sufficiently served and that the Broadlands and Broadlands South developments have evolved over the years into a successful residential community that meets the needs of the residents.

***The development of Section 208 for residential uses is in compliance with the land use policies of the Revised General Plan.***

### **UNMET HOUSING NEEDS**

The Revised General Plan housing policies recognize that unmet housing needs occur across a broad segment of the County's income spectrum *and promote housing options for all people who live and/or work in Loudoun County (Revised General Plan Countywide Housing Policies, Chapter 2, Housing text). Unmet housing needs are defined as the lack of housing options for households earning up to 100% of the Washington Metropolitan Area Median Income (AMI) (Revised General Plan, Chapter 2, Housing, Unmet Housing Needs, Guiding Principles Policy 2).*

One component of unmet housing is Affordable Dwelling Units (ADUs) which address the needs of households earning between 30 and 70 percent of AMI (Revised General Plan, Chapter 2, Housing, Unmet Housing Needs, text). Typically, the Loudoun County Zoning Ordinance requires 12.5 percent of the total number of single-family dwellings and 6.25 percent of multi-family dwellings to be provided as Affordable Dwelling Units (ADUs) to partially address the County's unmet housing needs. In accordance with previously approved applications for Broadlands South, Section 208 is subject to the ADU requirements.

Plan policies also encourage the development of housing for special needs populations (low income residents, elderly residents requiring congregate care, disabled residents, and the homeless) as well as the application of universal design principles (Revised General Plan, Chapter 2, Housing, Guiding Principles Policies 8 & 11). It is noted that ADUs as required by the Zoning Ordinance only address housing needs for households with incomes between 30 and 70 percent of the AMI. The Revised General Plan states that County policies and programs will focus on housing options for households earning up to 100 percent of the Washington Metropolitan AMI. Given that the Zoning Ordinance does not require ADUs for incomes below 30 percent AMI, the largest segment of unmet housing needs in the County is for incomes below 30 percent AMI.

***Community Planning Staff encourages the applicant consider providing additional dwelling units that addresses the full spectrum of unmet housing needs to serve 0-100% AMI households, recognizing that the largest segment of unmet housing needs is housing for incomes below 30% of the AMI.***

### **Amenities and Services**

In the first submittal, the proposed units were being transferred from the adjacent land bay Section 94 to Section 208. At that time the application was evaluated under the assumption that it would be considered one age-restricted development. According to the applicant, it has not been determined if the communities will be merged. As such, the current proposal has been evaluated separately for compliance with Plan policy.

Plan policies call for proposals for retirement housing communities to ensure the provision on-site or within a safe and convenient distance the following amenities and services:

1. Private clubhouse with meeting rooms and recreational facilities;
2. Retail uses in direct support of the development (i.e. grocery/convenience store, pharmacy, medical services, barber shop, beauty shop, personal care facilities, eating and drinking establishments, bank, business services, laundry, cleaners, and other similar retail uses);
3. Health or fitness center; and
4. Active recreation space (*Revised General Plan, Chapter 2, Amenities and Services Policies, Policy 1a*).

As state above, it has not been determined if the 45 new units will share the private amenities associated with the existing age-restricted community in Section 94. However, retail and service uses are located within walking distance, northeast of the subject property and active recreation space is located throughout the Broadlands South Community for all residents.

### **Analysis**

***The Broadlands and Broadlands South Communities provide adequate retail, service and recreational amenities to the proposed age-restricted community. Community Planning Staff does recommend providing a commitment to provide private on-site amenities or shared amenities with the adjacent age-restricted community (such as meeting rooms, heath and fitness facilities, etc.).***

### **RECOMMENDATIONS**

Community Planning Staff recommends approval of the proposed Zoning Concept Plan Amendment and the Special Exception application as it is in conformance with the Land Use policies of the Revised General Plan and the County's vision for Residential and Business Community development within the Suburban Policy Area. Commitments should be made to private on-site amenities for the age-restricted community and to the design of the gas station canopy and Kiosk.

cc: Ricky Barker, AICP, Director, Planning and Zoning- via email  
Chris Garcia, AICP, Community Planning Program Manager, Planning and Zoning-via email